



CITY OF WILLIAMSBURG
APPLICATION FOR A SPECIAL USE PERMIT
401 Lafayette Street
Williamsburg, VA 23185-3617
(757) 220-6130 FAX: (757) 220-6130

PCR# P-23-009
Date 1/20/23
4486-253560
4487
4488
4489

Applicant Frye Properties, Inc.
Address 1177 Jamestown Road
City, State, Zip Norfolk, VA
Phone 757-627-1980
Email rbell@fryeproperties.com

Owner Colonial Williamsburg Foundation
Address P.O. Box 1776
City, State, Zip Williamsburg, VA 23187
Phone _____
Email _____

Representative Vernon M Geddy
City, State, Zip Williamsburg, VA
Email vaeddy@ahflaw.com

Address: 1177 Jamestown Road
Phone 757-220-6500

Location of Request See Attached

Tax Map Number See Attached

Zoning Current - RS-1, Proposed PDR

Proposed Special Use See Attached

I/We, as (Owner) (Contract Purchaser with Owner's Written Consent) (Owner's Agent) of the property mentioned above, hereby petition the Williamsburg City Council to approve the above-described special use. A special use permit if granted, shall expire one-year from the date of approval, unless a final site plan has been approved.

[Signature]
Signature of Applicant

01/20/23
Date

Frye Properties, Inc.
Printed Name of Applicant

Sworn before me this 18th day of January, 2023

Julie S. Goodrich
Notary

11/30/25
Commission Expiration

Statement by Applicant

See attached Exhibit R for Steep Slope Waiver

Planning Commission Public Hearing Date: _____
Planning Commission Action: _____

City Council Public Hearing Date: _____
City Council Action: _____

Action Date

Action Date

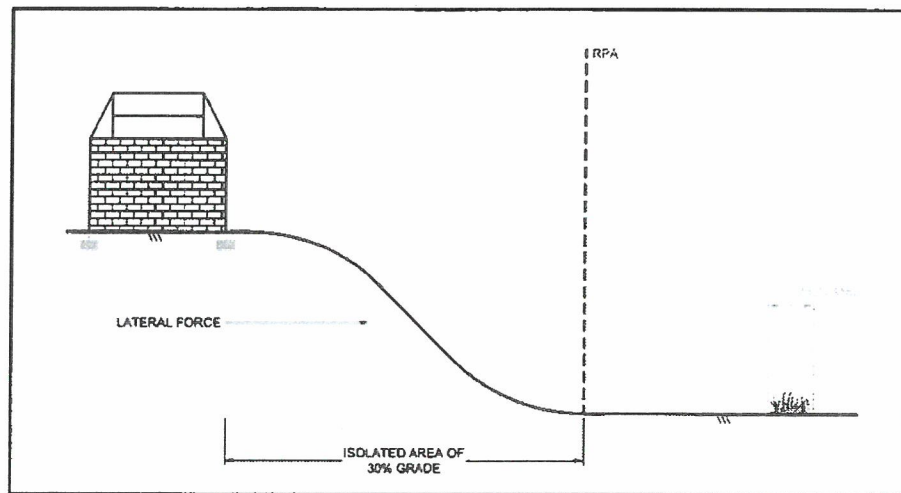
Attachment to
Application for a Special Use Permit

Location of Request: 600 and 604 South England Street. Part of 1000 Carter's Grove Country Road, and part of 315 South England Street

Tax Map Numbers: 526-0A-00-004; 526-0A-00-003: portion of 557-0A-00-003 and portion of 527-0A-00-001 as shown on the plat of survey submitted herewith

Proposed Special Use: Approval to encroach on slopes in excess of 30 percent. The following exhibit contains our scientific report prepared by our consultant, Timmons Group.

This Special Use Permit application is being submitted in conjunction with various applications for a zoning text amendment, special use permit, and zoning change to permit the re-development of the Spotswood Golf Course into a residential community consisting of both attached and detached single family dwellings with the units predominantly being single family detached. The site in question contains isolated slopes in excess of 30%. The Zoning Ordinance currently prohibits encroachment on such slopes without a waiver issued by the Planning Director pursuant to Section 21-788. Development in strict accordance with that provision of the ordinance would allow, even encourage building on the site in this nature:



Scenario #1

While the ordinance was likely written to protect environmentally sensitive lands, which usually lie adjacent to steep slopes, and to protect the slopes themselves from erosion and being undermined from building foundation loads, in this instance it would encourage both. Additionally, the scenario above effectively makes the developable land between the RPA and the top of the slope undevelopable, significantly reducing the value of the parcel.

The applicant submits that the construction on the 30% slopes proposed in this application can be accomplished without any adverse environmental impacts and in accordance with Section 21-626. Placing the roadways as we are proposing, in contrast to the example above, would develop the hillside, protecting it from being undermined or subject to erosion: